

planning + design



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Message from the Director

So long, not goodbye.

On October 1, 2016, I retired after nearly 33 years from the City of Saskatoon. The last 10 years have seemed like a blur. When I started as a summer student in 1983, urban planning in Saskatoon was a growing concern. One thing I noticed back then was the commitment that City Council made to planning. Comprehensive, thoughtful planning was started in 1966 with the first Community Planning Scheme. Since that time, City Council has always understood the benefits of a long term vision and strategy for development. A good place to start a planning career!

If there was an overriding theme during my career it was “manageable change.” The City changed enough to be interesting, but it wasn’t so rapid that it felt impossible to keep up. During the 1980s we often wondered how planners in Calgary kept pace with rapid development. As it turns out, sometimes they didn’t.

When you boil it down, planning is about communicating. We don’t make anything. We move ideas forward. We implement and facilitate change. We provide recommendations, information, and rational, objective advice to elected representatives. Our output, or product, is six votes (more is better). This does not usually happen without good communication.

I arrived at the City at the very moment microcomputers were starting to enter the workplace. The changes they have brought about are breathtaking. Today, I hold a quad-core smartphone, with access to the Internet, and the ability to instantly communicate with hundreds of people, in the palm of my hand. Has this ability to communicate and inform ourselves made us better planners?

I think it has. We, as planners, know more about good urban environments, have instant access to the latest information, and consult with more people than ever before. It’s hard work, but I can’t think of anything I’d rather do for a living.

Urban planners are unique people. They set aside personal or individual ambitions and wealth in favour of service to communities to help them thrive and prosper. However, there is a certain feeling of detachment which comes with being a ‘planner’. We need to observe, evaluate, and critique communities, and somehow still fit in with the general community as tax-paying citizens. There are plenty of frustrations when we feel the need to make changes quickly, but the community isn’t ready to move as fast as we are.

I want to end by stating my admiration and respect for the wonderful, top-notch staff within the Planning and Development Division. A ton of great work has been done over the last five years which will help move Saskatoon forward into a new, urban future with a high quality of life. The new director, Lesley Anderson, will be fortunate to lead such a fine group of professionals. She is one of them. She is a very capable leader, hard worker, and has a vision for this city’s future.

I have thoroughly enjoyed my career here. Saskatoon has a very bright future ahead. I am anxious to watch it unfold.

Alan G. Wallace, MCIP
(Former) Director of Planning and Development

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Habitat for Humanity Women's Build 2016

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The City of Saskatoon is proud to partner with Habitat for Humanity Saskatoon on their Slimmon Road townhouse project in the Lakeview Suburban Centre. The project will be home to 12 families, and more than 30 children when it is completed.

This site was pre-designated by the City for affordable housing, and made available to Habitat for Humanity through a request for proposal process. The City identifies sites in new neighbourhoods that can be provided for affordable and entry-level ownership housing opportunities.

The project qualified for financial assistance from the City under the Land Cost Reduction Program. The City provided a cash grant totalling 10 percent of the total project cost, as well as a five-year abatement of the incremental increase in property taxes.

This project achieves several priorities of the City's Housing Business Plan. Firstly, it will contribute to "creating attainable housing in all neighbourhoods." Secondly, it contributes to the creation of 'accessible housing' with two universally accessible (barrier free) units. Lastly, the project contributes to the goal of "innovative and energy efficient housing," which is another important priority of the Housing Business Plan. The creation of energy efficient homes is not only environmentally friendly, but also helps to reduce ongoing ownership costs.

The first phase of the Slimmon Road project is being built by women who will work with partner families in the construction of the homes. Habitat for Humanity's Women's Build brings together women to create affordable housing units in Saskatoon. The program focuses on empowering women not only by providing affordable housing units, but also by creating a worksite where volunteers feel comfortable and have the opportunity to learn new skills.



Lindsay Sanderson of Habitat for Humanity notes that "Habitat for Humanity homes mean a real, concrete change for families. The day they take ownership of their homes, they are able to leave behind cramped, moldy, and unaffordable rental properties. An average Habitat homeowner is paying over 70 percent of their income to rent before they buy their Habitat home. A Habitat mortgage will never be more than 30 percent of their income. This ensures that families can have the necessities of life, and not have to choose between rent and groceries anymore."

Habitat for Humanity Saskatoon is one of over 20 community partners that have worked with the City since 2008 to achieve the long term annual target of 500 new attainable units. More information on the City's Housing Business Plan is available at saskatoon.ca/housing.

If you would like to get involved or volunteer with Habitat for Humanity Saskatoon please visit habitatsaskatoon.ca.



City's Housing Program Achieves Target and Stabilizes the Rental Market

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The City of Saskatoon's New Rental Construction Land Cost Rebate Program has achieved the target of 2,000 new purpose-built rental units since 2008.



The program offers builders a five year incremental property tax abatement as well as a cash grant of up to \$5,000 per unit. In exchange for these financial incentives, the builders commit to keeping the units in the rental market (no condo conversions) for a minimum of 15 years.

Purpose-built rental housing is leased for full market rates and provides tenants with the security of knowing that they can remain in the unit for as long as they choose. A key part of the attainable housing continuum; purpose built rental housing is

a stable choice for students, seniors, new Canadians, and young adults just entering the work force.

When the New Rental Construction Land Cost Rebate Program was created in 2008, Saskatoon had a vacancy rate of less than 1 percent, and virtually no new purpose-built rental units had been completed in over a decade. The shortage of rental units was made worse by the number of existing buildings that were being converted to condominiums.



As a result of the City's program, vacancy rates in Saskatoon have risen to healthy levels, and rent increases have moderated due to a stable supply.

To ensure that the new units are built in a variety of locations, the City pre-designates sites in new neighbourhoods

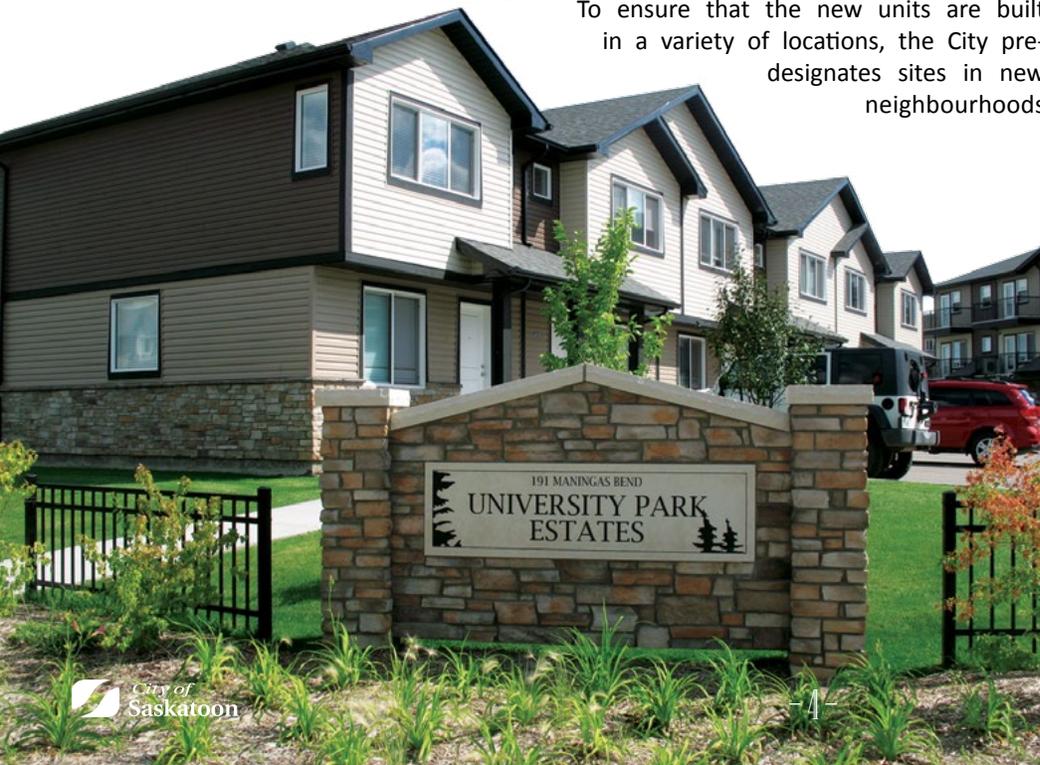
specifically for the New Rental Land Cost Rebate Program.

Now that the 2,000-unit target has been met, planning staff will continue to monitor vacancy rates in all areas of the City before recommending new targets for 2017 and beyond.



NEW RENTAL LAND COST REBATE PROGRAM

- 2,000 new units created since 2008
- 70 percent of new rental units are on the east side of the river
- 9 neighbourhoods have new rental stock as a result of the program
- 18 projects have been built under the program
- Quickest build – 293 days to build 80 townhouses
- Busiest year – 374 units completed in 2013
- Average cash grant per unit – \$4,321
- Smallest project – 3 units



SASKATOON
 Register of
HISTORIC PLACES

A semi-annual look at the heritage resources that have helped shape our community and tell the story of Saskatoon.

Pioneer (Nutana) Cemetery - The Pioneer (Nutana) Cemetery is located on the scenic eastern bank of the South Saskatchewan River. A central cairn honours this resting spot of persons who succumbed to prairie hazards such as fire and snowstorms, as well as casualties of the Riel Resistance. The Clark, Trounce, Fletcher, and Caswell surnames are among the notable pioneer Saskatoon families represented on inscribed tombstones. With the first interment occurring in the spring of 1884, the cemetery was the community's first, and for two decades, only cemetery. Except for changes caused by river erosion, the cemetery is one of the last remnants of natural prairie landscape within the boundaries of the City.



Alexander Residence - The Alexander Residence features a Craftsman architectural design, a style that was dominant for smaller homes between 1905 and 1920. The Arts and Crafts movement stressed simple forms and quality craftsmanship in buildings that integrated with their surrounding landscape. Low and compact, the Alexander Residence presents a cozy, retreat-like ambience, the structure being in organic unity with the front yard landscape design and the riverbank setting. Built during Saskatoon's pre-World War I building boom in 1912, the house was constructed for settler Henry Bruce of the H.A. Bruce Realty Co. However, the house is named after its second owners, Dr. Harold E. and Edith Alexander. Dr. Alexander was head of the Surgery Department at St. Paul's Hospital, and was a prize breeder of Shorthorn cattle and Belgian horses at his farm, Riverview, north of Saskatoon. His wife was active in many social service organizations, including the Red Cross, the Victorian Order of Nurses, and the Children's Shelter.

The heritage resources outlined above are part of the Saskatoon Register of Historic Places. The Register is an official listing of heritage resources identified by the City of Saskatoon as having significant heritage value or interest. It includes buildings, structures, monuments, memorials, and natural, and cultural landscapes. For more information please visit saskatoon.ca/heritage.

New Entrance Sign Welcomes Residents and Visitors to Hampton Village

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What makes a neighbourhood? Neighbours, of course. But equally important is the spatial identity shared among them. Hampton Village, in the City's northwest, is a new neighbourhood with just such an emerging character. In order to firmly establish that

image, Urban Design recently installed a new neighbourhood entry sign and feature plantings at Hampton Gate North and Claypool Drive. These enhancements will help to further emphasize the unique Hampton Village identity at both main

access points, improving the sense of arrival into one of Saskatoon's most bustling and beautiful new neighbourhoods. Welcome to Hampton Village North!



Vacant Lot & Boulevard Gardening in Saskatoon

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“The City of Saskatoon has developed guidelines to assist residents who wish to garden on the boulevards in front of their homes.”

Gardening is a pastime that is enjoyed by many people, both as a means to grow food as well as growing flowers to beautify yards and gardens. There have been two recently approved programs that promote gardening in Saskatoon, specifically on vacant lots and City-owned boulevards.

Vacant Lot Gardening

On June 27, 2016, City Council approved an amendment to the Vacant Lot and Adaptive Reuse Incentive Program to allow for incentives for those who wish to turn vacant lots into productive gardens. City staff worked with multiple stakeholders to create the program, including representatives from the Saskatoon Food Council, CHEP Good Food Inc., Saskatoon Food Bank & Learning Centre, and the University of Saskatchewan.

This particular amendment is a good step to increase food security in Saskatoon, as well as address property maintenance issues of vacant lots. Vacant lots are parcels of land that do not currently have any type of development on them, and may sometimes become overgrown with weeds. To earn the vacant lot garden incentive, applicants must convert a minimum of 50 percent of a vacant lot into a garden, and maintain the site in a safe and orderly manner. You do not need to own the lot to turn it into a garden,

but you do need the property owner's permission. On average, garden projects approved through this program would receive an annual cash grant equal to \$275 for residential sites, or \$870 for non-residential sites.

In addition to growing food on vacant lots, non-profit organizations can also sell produce grown on vacant residential lots up to four times a year, in compliance with the same provisions as garage and yard sales. Any produce that is grown in residential areas can also be sold off-site, such as at a farmers' market. By increasing the amount of food being grown in the City, we can also increase local access to nutritious food.

For more information or to apply to the program, please visit saskatoon.ca/vacantlots or call 306-975-7642.

Boulevard Gardening

The City of Saskatoon has developed guidelines to assist residents who wish to garden on the boulevards in front of their homes. The options and framework for boulevard gardening were developed by the Neighbourhood Safety – Neighbourhood Planning Section and the Environmental & Corporate Initiatives Section. Boulevard gardening is an opportunity to improve the image of neighbourhoods, while providing the citizens of Saskatoon with the



ability to create beautiful and diverse streetscapes, add character to neighbourhoods, and increase feelings of pride and safety.

Through the Local Area Planning (LAP) and Neighbourhood Safety processes, many neighbourhoods have identified concerns about the maintenance and image of boulevards in their communities. Residents currently maintain and take pride in their boulevards, and gardening on boulevards can help support those who want to grow new things in the areas that they care for. This new program will help to increase the sense of territoriality owners have over the boulevards in front of their property, and improve the image of neighbourhoods in Saskatoon.



As of August 2016, there are 29 registered boulevard gardens. The Boulevard Gardening & Maintenance Guidelines booklet has been shared online in order to promote and inform the public about the program, and to encourage citizens to develop gardens on boulevards around the City. The guidelines booklet has also been delivered to targeted neighbourhoods to address City Council-approved LAP and Neighbourhood Safety recommendations.

For more information about the Boulevard Gardening & Maintenance Guidelines booklet, please contact Neighbourhood Safety at 306-975-3340, or check out the information and registration form online at: saskatoon.ca/services-residents/housing-property/yard-garden/boulevards.



Arts & Culture

Saskatoon’s neighbourhoods are increasingly seen as important places for artistic expression and cultural interaction. As identified in Saskatoon’s Municipal Culture Plan (2011), intimate cultural experiences and community art practices are important to neighbourhood revitalization as they support civic participation, promote stewardship of place, help preserve cultural heritage, and bridge cultural/ethnic/racial boundaries.

Together, Community Development, Neighbourhood Planning, and Urban Design have been working to ensure that such experiences and practices exist in Saskatoon neighbourhoods. Community murals, theatre-in-the-park performances, and public art acquisitions are recent examples of this coordinated effort.



Photo credit: Matt Ramage

SUM Theatre in the Park 2016: Little Badger and the Fire Spirit. Actors - Theresa Stevenson, Donovan Scheirer, Robert Grier, Krystle Pederson, Nathan Howe, Alison Jenkins, Kristi Friday.

The Placemaker Program is back this year, bringing with it a record number of awarded projects in an increasingly diverse array of artistic media and approaches. Both local and national artists were selected to provide eight temporary art installations in key areas of the City in a variety of forms and formats. The 2016 program will see the installation of two murals, four sculptures, a series of street-art animals, and a hands-on interactive piece.

The 2016 Placemaker Program projects are:

- *River Reflection*, located at River Landing, by Birdo
- *Priscilla, Queen of the Prairies*, located on Broadway, by Craig Campbell
- *Catch YOUR Dream*, located on 33rd Street, by Heike Fink
- *The Paper Wildlife Conservancy*, located throughout all BIDs, by Cate Francis
- *Coming Soon (Stoon)*, located on Broadway and Downtown, by Jason Gress

- *Untitled*, located in Sutherland, by Darren Gowan
- *Habitual Synthesis*, located Downtown, by Josh Jacobson
- *An Eastern Dream of the West*, located in Riversdale, by Jeremy Tsang



Part of the ongoing success of the Placemaker Program is owed to the City-run public workshops that are offered to help both emerging and established artists more confidently respond to the Placemaker request for proposals and other public art calls. Not only does the Placemaker Program help to connect the public with public space, it also helps to build the capacity of local artists to more effectively participate in public art programs.



To browse the Permanent Public Art Collection or the Placemaker Program Collection search “Public Art” on the City’s website.

For more information about the Public Art Program, contact Alejandro Romero, Arts & Culture Consultant, 306-657-8671, or alejandro.romero@saskatoon.ca.

For more information about the Placemaker Program contact Genevieve Russell, Urban Design Manager, at 306-975-2620, or genevieve.russell@saskatoon.ca.

Integrating Land Use and Transportation: New Mixed-Use Zoning and a Complete Street Approach in the District Village

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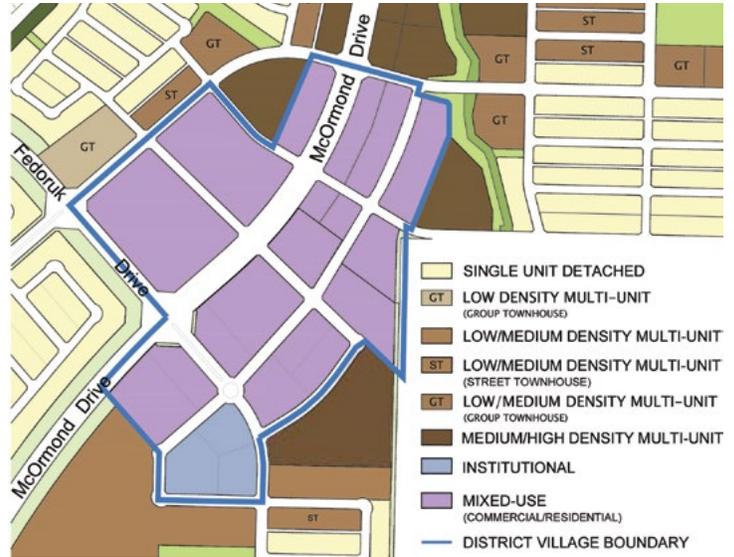
A new approach to suburban development in Saskatoon will begin to take shape over the coming years in Evergreen and Aspen Ridge. Integrating land use and transportation, a new zoning district, the B4MX – Integrated Commercial Mixed-Use District (B4MX), will complement a “complete street” design for McOrmond Drive that appropriately accommodates pedestrians, cyclists, transit, and vehicles in a safe and comfortable environment.

The District Village in this area was envisaged as a high-density, mixed-use area accommodating commercial, institutional, and residential uses in a form where buildings front and interface with the street. The objective is to create an area that is pedestrian-friendly and transit-supportive, has a unique sense of place, and provides options for living, working, and shopping in a “Main Street” style district.

In order to achieve this, it was recognized that zoning districts typically used in suburban centres were not adequate to foster such a built environment, leading to the creation of B4MX zoning. Approved by City Council in December 2015, Saskatoon’s newest zoning district promotes a compact pedestrian-oriented built form that supports transportation options, street-oriented buildings, and active uses at grade level.

The B4MX District:

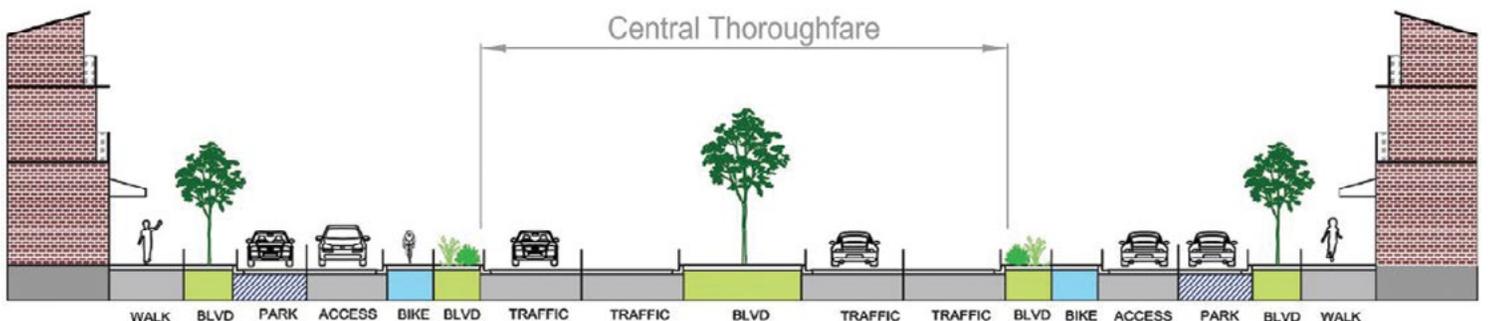
- Provides for commercial, office, and medium and high density residential uses to be vertically and horizontally integrated on a site;
- Includes provisions for retail and convenience uses to be located at grade;
- Allows a maximum front yard setback of only three metres to ensure that buildings are located close to the street to create a comfortable and attractive Main Street feel;
- Requires that buildings have active building frontages (frequent door and window openings, architectural features, and varied facades; public space, and outdoor seating, etc.) so that blank walls are avoided; and
- Requires enhanced landscaping and pedestrian linkages in parking areas.



In conjunction with the B4MX zoning, McOrmond Drive will be designed as a complete street through the District Village that will support transportation options, complement the pedestrian-oriented and mixed-use ideals of the area, and still remain functional as an arterial roadway carrying traffic to the North Commuter Parkway Bridge.

The roadway will include two lanes of through traffic, separated side lanes that provide access to angled parking serving businesses along the street, a separated cycle track on both sides, and sidewalks. Transit stops are accommodated, and medians and bulb-outs provide space for landscaping (and snow storage in the winter). Raised crossings for the sidewalk and cyclist lanes are provided at intersecting side streets for a safer and smoother walk or ride.

The McOrmond Drive complete street, coupled with the new B4MX zoning, are intended to assist the District Village of Evergreen and Aspen Ridge become a unique high-density, mixed-use area that is safe, comfortable, and enjoyable for all users. Hopefully this new concept for Saskatoon will prove a success and be replicated elsewhere as our city grows.



WORDS from the Interns

The City of Saskatoon was lucky to have four fantastic Planning Interns this past summer: Jessica Mitchell, Nik Kinzel-Cadrin, Jordan Rea, and Leigh Thomas. Internships in the planning profession often represent the first practical contact a prospective planner makes with the profession, which often bring about valuable insight and practical knowledge. Each intern was assigned unique projects; here is a reflection of their experience.



Trading in my safety vest for a blazer, and work jeans for dress pants, I've gone from a sweaty outdoor Parks employee to a sharp-dressed office dweller

who's had to learn how to do her hair instead of just throwing on a ball cap every morning. As much as I loved taking care of Saskatoon's beautiful parks, the transition to an (air conditioned) cubical has been welcomed and equally rewarding. Following an esteemed list of former interns and joined by other students whom I know to be high achieving and well respected, I was honoured to be selected as an intern this summer in the Bylaw Compliance section. My work involved doing site inspections in commercial, industrial, and residential areas to ensure each site had the necessary landscaping and parking requirements to comply with the Zoning Bylaw.

Saskatoon is home for me, and I hope more than anything that my planning career allows me to stay here and give back to my community. Inspecting parking lots and shrub beds in every corner of the City this summer has given me a more intimate knowledge of the City's layout and confirmed what I already knew – that we live and work in a beautiful place, full of potential and bursting with pride for what we have to offer. I hope to eventually be part of the team that shapes the City into what it can be, and help showcase our unique assets to the world.

My experience this summer has been invaluable to me, for both professional and personal reasons. I've learned the ins and outs of the Zoning Bylaw, practiced masterfully constructing the most business-like of emails, and familiarized myself with the profession in a way not possible in any other setting. I've also started figuring out how to balance charisma with professionalism, when to ask for help and when to take initiative, and how to be self-critical when no one is there to give you a grade at the end. To everyone who took the time to teach me something, I've

appreciated and internalized every tidbit of knowledge, every small piece of advice. Thank you to the City for realizing the value in students and allowing us to live in the Real Adult World for the summer. Turns out it's not so bad.

By: Jessica Mitchell



This summer marked my first planning experience outside of a classroom, and I must say I really enjoyed it. Learning the theories and principles of

planning from faculty in the Regional and Urban Planning program at the University of Saskatchewan has been very important to my foundational knowledge as a prospective planner, but this position allowed me to gain experience that I would not be able to get in a classroom. This internship was profoundly positive, and I tried to learn as much as possible throughout my time with the City.

I worked on a number of projects this summer, but my main focus was a Property Maintenance Review intended to implement recommendations included in the Junction Improvement Strategy. The Junction is located at the intersection of three neighbourhoods (Riversdale, Pleasant Hill, and West Industrial) within Saskatoon's inner city. Earmarked for renewal, the Junction is an area of interest for the City. During public consultation for the Junction Improvement Strategy, a maintenance concern was brought up, specifically that residents were not maintaining their properties to an acceptable degree. My job was to create a community-oriented strategy to combat this issue. By the end of the project, I delivered a digital database of property maintenance contraventions, a strategy for prioritized improvements within the area, and best practice research to address maintenance concerns on private property. My hope is that this strategy can be successfully implemented and used to help transform the Junction area. Working on my own project was very fulfilling, and

even though it was a little stressful at times, I am thankful for the opportunity.

A few of the other projects I helped with include pedestrian counts along the CPR line; creating the methodology for the Civic Precinct Plan, based off of the City Centre Plan; taking photographs for Local Area Plans; and administering intercept surveys regarding the Protected Bike Lanes pilot project. It was great that I was able to help with other projects, and I appreciate the planners in the Neighbourhood Planning Section for the chance to work alongside them.

This summer has been very rewarding, and I will take the lessons I've learned as I graduate and start my career. Once again, I would like to thank everyone I have met this summer, and a special thanks to everyone in the Planning & Development Division for the opportunity to work with you.

By: Nik Kinzel-Cadrin



This summer provided the first opportunity for me to dive into the planning world outside of the classroom in my adopted hometown, while allowing

me to experience all of the wonderful things Saskatoon has to offer in the summer months. Coming into my internship, I was very excited to gain a new perspective on planning topics while working primarily within Business Licensing.

I was fortunate to be able to contribute to and experience a variety of projects throughout the summer, with my primary project being the 2016 edition of the Institutional Space Survey. The Space Survey aims to gather important data on employment and space occupied in the City of Saskatoon by a wide variety of groups that are not required to hold a business license, which acts as the usual method for this type of data collection. Some examples of groups surveyed include governmental offices,

20th Street West Traffic Cabinet Program

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In partnership with the Riversdale Business Improvement District, members of the Public Art Advisory Committee, and the City's Transportation Division Urban Design recently administered the 20th Street West Traffic Program. A request for proposals was issued to have artists submit unique and original artworks to cover five traffic cabinets along 20th Street West, from Avenue

B to Avenue H. The selected artists were Jinzhe Cui, Cate Francis, Kevin Pee-Ace, and Douglas Taylor. Each artist submitted a high-quality proposal in their individual style that captures or abstracts the historical and diverse cultural fabric of Riversdale, one of Saskatoon's original and most vibrant neighbourhoods.



The current issue of *Planning + Design* is available for download at www.saskatoon.ca.

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